

PROJECT INFORMATION

Project Title	Ratto Ranch Conservation Easement - Appraisal and Planning
Brief Description	<p>This grant will provide funding to complete all needed planning necessary to secure funding for purchase of a conservation easement (CE) in the future. The CE will protect the unique values of the historic Ratto Ranch in perpetuity. The 238 acre ranch is located near the city limits of Sonora, California. Residential development pressure in the area is high and bordering ranches have recently subdivided. Residential development borders the property, where roads and new homes are currently under construction. In addition to the agricultural resource of the working cattle operation, there are many other notable values worth protecting; wetlands, vernal pools, rare plants, rare animals, historic buildings, movie production site, and scenery values for scenic State Highway 49. The current owner, Alton McRae, wishes to preserve the working ranch through a conservation easement that will protect the property into perpetuity. This landowner is willing to donate a significant portion of the CE value. Proposition 84 related benefits include protection of the vernal pools, wetlands, wildlife habitat, rare plants, and scenic values. The CE will protect water quality within Peppermint Creek (a tributary of the Tuolumne River) near the headwaters. The wetlands function as a buffer to upstream active residential development. Peppermint Falls is a local landmark, where this creek spills over the Table Mountain escarpment about one milece downstream from the property. SNC mission and program goals are met through the following;</p> <ul style="list-style-type: none"> • The 140 year history of the property as a working ranch will be protected. The CE will assure the agricultural land is available and will help maintain the economic viability of the operations. • The property contains notable environmental values worth protecting. These are detailed in the following environmental setting section; The land is located between public wild lands (New Melones/BLM and Stanislaus National Forest). The property serves as a refuge along a corridor between National Forest and New Melones public lands of increasingly fragmented habitat on private lands. • The escarpments of Table Mountain along the western boundary of the property are a prominent feature of the local landscape, providing a scenic backdrop along State Highway 49, a designated State Scenic Route near Columbia State Historic Park. Protection of this scenery supports Tourism, the #1 economic component of the local economy. This also supports the quality of life for local residents. • The active ranch and historic buildings are surrounded by rolling grasslands framed by blue oak woodlands. This classic western landscape has been used for dozens of films and TV productions including; High Noon, Lassie, The Birds, Little House on the Prairie, The Big Valley, and others. These film productions have boosted the local economy and are a source of pride for the community.

	<p>The economic viability of the current cattle ranch operations and other future farming activities will be assured through the CE. In addition to protection of the ranch, this project will have the following outcomes;</p> <ul style="list-style-type: none"> • Planning activities will involve numerous partners, resulting in a compilation of the Ratto Ranch story and documentation of the environmental values. It will serve as a prototype for TCLT and help advance its capacity and mission. • The Ratto Ranch story and CE will serve as a marketing tool to promote protection of other ranches, understanding of conservation principles, and as an educational resource for individuals, local schools, and Columbia College. • The Ratto Ranch's combination of notable attributes will serve as a beacon to attract partners, develop relationships, and advance many of the goals of the SNC within Tuolumne County in the future.
Total Requested Amount	19,650.00
Other Fund Proposed	6,500.00
Total Project Cost	26,150.00
Project Category	Pre-Project Due Diligence
Project Area/Size	0000
Project Area Type	Not Applicable
Have you submitted to SNC this fiscal year?	No
Is this application related to other SNC funding?	No

Project Results
Appraisal
Environmental site assessment (Phase I/II)

Project Purpose	Project Purpose Percent
Historical/Cultural	
Resource Management	
Working Landscapes	

County
Tuolumne

Sub Region
South Central

PROJECT CONTACT INFORMATION

Name	Mr. R. Brian Kermeen,
Title	President
Organization	Tuolumne County Land Trust
Primary Address	Tuolumne County Land Trust, Post Office Box 5362, , Sonora, CA, 95370
Primary Phone/Fax	209-743-2033 Ext.
Primary Email	tuolumnecountylandtrust@yahoo.com

PROJECT LOCATION INFORMATION

Project Location

Address:	10500 Ratto Road, , , Sonora, CA, 95370 United States
Water Agency:	Tuolumne Utilities District
Latitude:	37.99623
Longitude:	-120.41689
Congressional District:	N/A
Senate:	N/A
Assembly:	N/A
Within City Limits:	No
City Name:	

ADDITIONAL INFORMATION

Grant Application Type

Grant Application Type: Category Two Pre-Project Activities
Grant Application Type: Category Two Pre-Project Activities

PROJECT OTHER CONTACTS INFORMATION

Other Grant Project Contacts
Name: Mr. R. Brian Kermeen, Project Role: Day-to-Day Responsibility Phone: 2097432033 Phone Ext: E-mail: briankermeen@yahooe.com

UPLOADS

The following pages contain the following uploads provided by the applicant:

[illegible]

Letters of Support
Letters of Support
Letters of Support
Project Location Map
Project Location Map
Parcel Map Showing County Assessors Parcel Number
Topographic Map
Topographic Map
Photos of the Project Site
Willing Seller Letter
Other Supporting Documentation
Other Supporting Documentation
Letters of Support

To preserve the integrity of the uploaded document, headers, footers and page numbers have not been added by the system.

Instructions for use of this form:

1. Scroll down and check the box indicating completion of requested information in the appropriate format.

• You can move among the boxes by using your mouse or the "Tab" key.

2. When you have completed the form, print and sign at the bottom.

Please note: Adobe® Reader® does not allow you to save your work. It is very important that you print out your form immediately after completing it.

Appendix B1

Full Application Checklist

Project Name: Ratto Ranch Conservation Easement-Appraisal and Planning EGID#: 753

Applicant: Tuolumne County Land Trust

Please mark each box: check if item is included in the application; mark "N/A" if not applicable to the project. "N/A" identifications must be explained in the application. Please consult with SNC staff prior to submission if you have any questions about the applicability to your project of any items on the checklist. All applications must include a CD including an electronic file of each checklist item, if applicable. The naming convention for each electronic file is listed after each item on the checklist. (Electronic File Name = EFN: "naming convention". file extension choices)

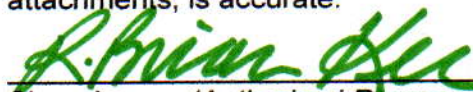
Submission requirements for all Category One and Category Two Grant Applications

1. ☒ Completed Application Checklist (EFN: Checklist.pdf)
2. ☒ Table of Contents (EFN: TOC.doc or .docx)
3. ☒ Full Application Project Information Form (EFN: fapi.doc or .docx)
4. ☒ Authorization to Apply or Resolution (EFN: authorization.doc or .docx)
5. ☒ Narrative Descriptions - Submit a single document (maximum 10 pages, Arial 12 pt font, 1 inch margins) that includes each of the following narrative descriptions (EFN: Narrative.doc or .docx)
 - a. ☒ Detailed Project Description
 - ☒ Project Description including Goals/Results, Scope of Work, Location, Purpose, etc.
 - ☒ Project Summary
 - ☒ Environmental Setting
 - b. ☒ Workplan and Schedule
 - c. ☐ Restrictions, Technical/Environmental Documents and Agreements – Category One projects only
 - d. ☒ Organizational Capacity
 - e. ☒ Cooperation and Community Support
 - f. ☒ Long Term Management and Sustainability
 - g. ☒ Performance Measures
 - h. ☒ Budget

6. Supplemental and Supporting documents

- a. ☒ CEQA/NEPA Compliance Form (EFN: CEQAform.doc or .docx)
☐ California Environmental Quality Act (CEQA) documentation (EFN: CEQA.pdf)
☐ National Environmental Policy Act (NEPA) documentation (EFN: NEPA.pdf)
- b. ☒ Detailed Budget Form (EFN: Budget.xls, .xlsx)
- c. Restrictions, Technical/Environmental Documents and Agreements, as applicable
– Category One projects only
☐ Restrictions / Agreements (EFN: RestAgree.pdf)
☐ Regulatory Requirements / Permits (EFN: RegPermit.pdf)
- d. Cooperation and Community Support
☒ Letters of Support (EFN: LOS.doc, .docx or .pdf)
- e. Long-Term Management and Sustainability
☐ Long-Term Management Plan (EFN: LTMP.pdf)
- f. Maps and Photos
☒ Project Location Map (EFN: LocMap.pdf)
☒ Parcel Map showing County Assessor's Parcel Number(s) (EFN: ParcelMap.pdf)
☒ Topographic Map (EFN: Topo.pdf)
☒ Photos of the Project Site (10 maximum) (EFN: Photo.jpg, .gif)
- g. Additional submission requirements for Conservation Easement Acquisition applications only
☐ Acquisition Schedule (EFN: acqSched.doc, .docx, .rtf, .pdf)
☒ Willing Seller Letter (EFN: WillSell.pdf)
☐ Real Estate Appraisal (EFN: Appraisal.pdf)
☐ Conservation Easement Language (EFN: CE.pdf)
☐ Third Party Transfer Acknowledgment Letter (if applicable) (EFN: Transfer.pdf)
- h. Additional submission requirements for Site Improvement/Restoration Project applications only
☐ Land Tenure Documents – attach only if documentation was not included with Pre-application (EFN: Tenure.pdf)
☐ Site Plan (EFN: SitePlan.pdf)
☐ Leases or Agreements (EFN: LeaseAgmnt.pdf)

I certify that the information contained in the Application, including required attachments, is accurate.


Signed (Authorized Representative)


Date

R. Brian Kermeen

Name and Title (print or type)

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1. Scroll down and check the box indicating completion of requested information in the appropriate format.

• You can move among the boxes by using your mouse or the "Tab" key.

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Appendix B2

Project Information Form

PROJECT NAME (Limit name to 10 words or less)

EGID# 753

Ratto Ranch Conservation Easement- Appraisal and Planning

APPLICANT NAME (Legal name, address, and zip code)

Tuolumne County Land Trust

PO Box 5362

Sonora CA 95370

PROJECT DESCRIPTION: Refer to Sec. IV, 5a in the GAP.

Has the project description been updated from the project description submitted with the Pre-Application form? (Choose One) ☐ SAME ☒ UPDATED

CONSISTENCY WITH LOCAL GENERAL PLAN

Is this project consistent with the appropriate jurisdiction's (city/county) general plan?

☒ Yes ☐ No (If not, explain why not.)

WILLIAMSON ACT STATUS (for conservation easement acquisition projects only)

Is the project enrolled in a Williamson Act contract with the local county? ☒ Yes ☐ No

If yes, what is the expiration date of the contract? June 17, 2022

FUNDING AND BUDGET INFORMATION

SNC Grant Request \$19,650

☐ Check if SNC is the sole funder of this project

PERSON WITH FISCAL MANAGEMENT RESPONSIBILITY FOR GRANT CONTRACT/INVOICING

Name and title – type or print

Phone

Email Address

☒ Mr. R. Brian Kermeen

209-743-2033

briankermeen@yahoo.com

☐ Ms.

PERSON WITH DAY-TO-DAY RESPONSIBILITY FOR GRANT (Only include this information if different from pre-application submittal)

Name and title – type or print

Phone

Email Address

☐ Mr. R. Brian Kermeen

209-743-2033

briankermeen@yahoo.com

☐ Ms.

COUNTY ADMINISTRATOR OR PLANNING DIRECTOR CONTACT INFORMATION (At least one entry with Email address is REQUIRED)

Name: Beverly Shane, Director

Phone Number: 209-533-5633

Email Address: communityresources@tuolumnecounty.ca.gov

Name:

Phone Number:

Email Address:

NEAREST PUBLIC WATER AGENCY (OR AGENCIES) CONTACT INFORMATION (At least one entry with Email address is REQUIRED)

Name: Peter Kampa, General Manager

Phone Number: 209 532 5536

Email Address: pkampa@tuolumneutilities.com

Name:

Phone Number:

Email Address:

Please identify the appropriate project category below and provide the associated details (Choose One – should be the same as the category identified in the pre-application)

☐ Category One Site Improvement

☒ Category Two Pre-Project Activities

☐ Category One Conservation Easement Acquisition

☐ **Site Improvement/Conservation Easement Acquisition**

Project Area: _____

Total Acres: _____

SNC Portion (if different): _____

Total Miles (i.e. river or stream bank): _____

SNC Portion (if different): _____

For Conservation Easement Acquisitions Only

☐ Appraisal Included

☐ Will submit appraisal by _____

Select one primary Site Improvement/Conservation Easement Acquisition deliverable

☐ Stream Restoration/Protection

☐ Management Practices Changes

☐ Natural Resource Protection

☐ Infrastructure Development/Improvement

☐ Conservation Easement

Does the applicant intend to transfer the easement to a third party? ☐ Yes ☐ No

If yes, is the third party organization known? ☐ Yes ☐ No If yes, please attach a letter from this organization documenting their willingness to assume the long term management of the project.

☒ **Pre-Project Activities**

Select one primary Pre-Project deliverable

☐ Permit

☐ Condition Assessment

☐ CEQA/NEPA

☐ Biological Survey

☒ Appraisal

☐ Environmental Site Assessment

☐ Plan

4. Authorization to Apply and Resolution

Background- During 2009, the Tuolumne County Land Trust discussed the Ratto Ranch property and resolved to pursue a conservation easement. There were several site visits, including a visit by Brandon Sanders of the SNC during the summer of 2009.

Upon learning of the opening for grant opportunities at the SNC, the Tuolumne County Land Trust discussed the situation at the regular monthly meeting on August 9, 2010. The Board of directors passed a resolution, authorizing the President, Brian Kermeen, to prepare an application for a grant to the Sierra Nevada Conservancy. This same resolution was reaffirmed by unanimous vote at the October 08, 2012 meeting of the TCLT. The following resolution is presented as a formal record of that action.

Tuolumne County Land Trust-

Board of Directors Resolution on October 8, 2012-

This resolution approves the application for grant funds for pursuit of the Ratto Ranch Conservation Easement. This Sierra Nevada Conservancy grant program is funded by the *Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Bond Act of 2006*.

This resolution was duly passed by the Board of Directors of the Tuolumne County Land Trust at a regular meeting held on October 8, 2012. Ayes_5_ and Noes_0_. There were no Abstentions. Gill Farkas was not present for the vote.

Signed and approved by:


President, Board of Directors

WHEREAS, the legislature and Governor of the State of California have provided Funds for the program shown above: and

WHEREAS, the Sierra Nevada Conservancy (SNC) has been delegated the responsibility for the administration of a portion of these funds through a local assistance grants program, establishing necessary procedures; and

WHEREAS, said procedures established by the Sierra Nevada Conservancy require a resolution certifying the approval of the application(s) by the Applicant's governing board before submission of said application(s) to the SNC; and

WHEREAS, the Applicant, if selected, will enter into an agreement with the SNC to carry out the project; and

WHEREAS, the Tuolumne County Land Trust has identified the ***Ratto Ranch Conservation Easement-Appraisal and Planning*** as valuable toward meeting its mission and goals.

BE IT HEREBY RESOLVED by the board of Directors of the Tuolumne County Land Trust, that this Board:

1. Approves the submittal of an application for the ***Ratto Ranch Conservation Easement-Appraisal and Planning*** project; and
2. Certifies that Applicant understands the assurances and certification requirements in the application; and
3. Certifies that Applicant or title holder will have sufficient funds to operate and maintain the resource(s) consistent with the long- term benefits described in support of the application; or will secure the resources to do so; and
4. Certifies that Applicant will comply with all legal requirements as determined during the application process; and
5. Appoints R. Brian Kermeen, Daniel Applebee, or designee, as agent to conduct all negotiations, execute and submit all documents, including but not limited to: applications, agreements, payment requests, and so on, which may be necessary for the completion of the aforementioned project.

PASSED AND ADOPTED by the Tuolumne County Land Trust on the 8th day of October, 2012.

Signed and approved by:

 10/8/12

R. Brian Kermeen
President, Board of Directors

5. Narrative Descriptions-

a. Detailed Project Description- This grant will provide funding to complete all needed planning necessary to secure funding for purchase of a conservation easement (CE) in the future. The CE will protect the unique values of the historic Ratto Ranch in perpetuity. The 238 acre ranch is located near the city limits of Sonora, California. Residential development pressure in the area is high and bordering ranches have recently subdivided. Residential development borders the property, where roads and new homes are currently under construction. In addition to the agricultural resource of the working cattle operation, there are many other notable values worth protecting; wetlands, vernal pools, rare plants, rare animals, historic buildings, movie production site, and scenery values for scenic State Highway 49. The current owner, Alton McRae, wishes to preserve the working ranch through a conservation easement that will protect the property into perpetuity. This landowner is willing to donate a significant portion of the CE value.

Proposition 84 related benefits include protection of the vernal pools, wetlands, wildlife habitat, rare plants, and scenic values. The CE will protect water quality within Peppermint Creek (a tributary of the Tuolumne River) near the headwaters. The wetlands function as a buffer to upstream active residential development. Peppermint Falls is a local landmark, where this creek spills over the Table Mountain escarpment about one milece downstream from the property.

SNC mission and program goals are met through the following;

- The 140 year history of the property as a working ranch will be protected. The CE will assure the agricultural land is available and will help maintain the economic viability of the operations.
- The property contains notable environmental values worth protecting. These are detailed in the following environmental setting section; The land is located between public wild lands (New Melones/BLM and Stanislaus National Forest). The property serves as a refuge along a corridor between National Forest and New Melones public lands of increasingly fragmented habitat on private lands.
- The escarpments of Table Mountain along the western boundary of the property are a prominent feature of the local landscape, providing a scenic backdrop along State Highway 49, a designated State Scenic Route near Columbia State Historic Park. Protection of this scenery supports Tourism, the #1 economic component of the local economy. This also supports the quality of life for local residents.
- The active ranch and historic buildings are surrounded by rolling grasslands framed by blue oak woodlands. This classic western landscape has been used for dozens of films and TV productions including; High Noon, Lassie, The Birds, Little House on the Prairie, The Big Valley, and others. These film productions have boosted the local economy and are a source of pride for the community.

The economic viability of the current cattle ranch operations and other future farming activities will be assured through the CE. In addition to protection of the ranch, this project will have the following outcomes;

- Planning activities will involve numerous partners, resulting in a compilation of the Ratto Ranch story and documentation of the environmental values. It will serve as a prototype for TCLT and help advance its capacity and mission.
- The Ratto Ranch story and CE will serve as a marketing tool to promote protection of other ranches, understanding of conservation principles, and as an educational resource for individuals, local schools, and Columbia College.
- The Ratto Ranch's combination of notable attributes will serve as a beacon to attract partners, develop relationships, and advance many of the goals of the SNC within Tuolumne County in the future.

Project Summary-

The Tuolumne County Land Trust (TCLT) requests \$19,650 to complete site assessments, draft a conservation easement, and contract and review an appraisal for the Ratto Ranch in Tuolumne County, CA. This 238 acre ranch is the top priority project for TCLT because of the unique combination of environmental and historical resources found on the property. In a landscape where ranchlands are quickly being consumed by development, the protection of this working ranch and the telling of its 'story' are regionally significant. Marketing of conservation principles will occur along with required planning activities.

Historical and Environmental Site Assessments- Local experts (partners) and consultants will complete an assessment of the site's unique historic, environmental, and cultural assets. Some research has already been done on these elements but is piecemeal. A more robust understanding of these resources will establish the value of this property and will help build the 'Ratto Ranch Story.' This Story will be beneficial in helping TCLT reach out to additional funding sources and to help others understand the significance of this property to the region. This assessment will include surveys, research, photography, and mapping of the physical, biological, and cultural attributes of the property. It will detail the history of ranch operations, film making, while documenting endemic plants, animals, and other known attributes. Recommendations will be made for the following; preservation of historic structures and rare plants, woodland management, improvement of grassland pasture and wetlands. The assessment will be made available to the public and will be used internally for fundraising, public outreach, marketing, and educational purposes.

The **Conservation Easement** will be drafted. For this task TCLT will work either with outside consultants or others within the land trust community such as The Trust for Public Land. TCLT does not have experience drafting Conservation Easements, however, several members of our board have worked with these documents in the past. This task is considered a capacity building item as it will provide TCLT the experience to complete future conservation easements at a reduced cost and greater expertise.

A **Baseline Study** will be generated with consultants and TCLT volunteers. This Baseline Study will be referenced within the Conservation Easement and will serve as the basis for future monitoring.

A **Monitoring Plan** will be prepared by consultants and TCLT volunteers. This Plan will ensure that the terms of the conservation easement are met into the future. The Monitoring Plan will also establish as basis by which TCLT can better understand the ongoing costs associated with this project. This understanding will provide TCLT a framework to define the funding needed for TCLT to steward this and other properties in the future.

An **Appraisal** will be conducted by a qualified partner or consultant to establish the value of the CE. The appraisal will inform negotiations with the land owner who has indicated a willingness to donate a large portion of the CE's value.

Appraisal Review by the State's Department of General Services will likely be required for funding of the Conservation Easement and is included as a line item in this grant application.

This grant application also requests funding for Indirect Costs related to the compilation of the "**Ratto Ranch Story**." This undertaking will build upon the Historical and Environmental Site Assessments. This information will form the basis for printed material as well as animated elements (interviews, film clips from movies, etc.). This Story will be beneficial in helping TCLT reach out to the community, attract additional funding sources, and to help others understand the significance of this property to the region's history, culture and environment.

Environmental Setting-

The Ratto Ranch has remained in the family as a working ranch since 1874, when it was patented. Italian immigrants first cropped vegetables and grains for local use but also exported much over Sonora Pass to the Eastern Sierra mine fields. Irrigation water was available (and still is) from a nearby miner's ditch. Most of the agricultural land in the vicinity has been displaced by residential development, which currently is underway along the eastern boundary of the property. The property is currently part of a dry land cattle and calf operation. The grasslands that comprise most of the property are in good health with no evidence of noxious weeds. Following are some of the notable values of the property;

- The majority of the property is productive open grassland that is seasonally grazed by cattle but portions of the property have many rare plants and animals. (See list in the appendix).
- This property has been a working ranch in the family since 1874 and was likely used agriculturally prior to that date.

- The two story ranch house was constructed in 1909, but several earlier structures are also present. These antique structures meet the criteria for locally significant cultural resources under both the Tuolumne County criteria and California criteria. The preserved set of ranch structures appear as they did 100 years ago, with no obvious modern additions. This is unique in the area.
- The property is zoned AE-37 (Agricultural, 37 Acre Minimum) and is designated Agricultural Exclusive (AE) in the Tuolumne County General Plan. The County General Plan rates it as high value agricultural land.
- The property is currently within a Williamson Act Contract (Land Conservation Act- State and County program), but given concerns regarding the long term viability of the Williamson Act, the landowner is interested in placing a conservation easement over the property that will last into perpetuity.
- The headwaters of Peppermint Creek (a tributary of the Tuolumne River) pass through a wetland on the lower portion of the property. This wetland provides a hydrologic buffer from the increased storm water runoff and pollution impacts of upstream development.
- The upper portion of the property has a very different character. It includes a portion of the famous Table Mountain formation, complete with Northern Basaltic Vernal Pools and associated rare plants. Table Mountain was formed by a lava flow originating near Mammoth California. It is one of the world's longest flows and the Jamestown area is well preserved; however the Sonora and Columbia area of the flow is largely unprotected. There is a spectacular show of wildflowers in the spring.
- The rolling open grassland is framed by several knolls of blue oak and pine, providing a refuge for wildlife.
- The escarpments of Table Mountain along the western boundary of the property are a prominent feature of the local landscape, providing a scenic backdrop along State Highway 49, a designated State Scenic Route near Columbia State Historic Park. Seen at less than a mile, any built structures would be highly visible on the ridgeline, ruining the pristine view.
- The classic western setting has been used for dozens of films and TV productions including; High Noon, Charge of the Light Brigade, Lassie, The Birds, Little House on the Prairie, The Big Valley, and others.
- The property has been used by colleges to study geology and botany. Despite being hidden from direct public view, there are many public requests to hike on the property. Preservation of the ranch and possibly adjacent properties will be a valuable asset in the future. Trails would be easy to construct. Sonora's popular network of public trails at Dagoon Gulch is one mile from the property. Potential exists to link the two in the future.

b. Workplan and schedule-

Work with partners, Community Outreach, and collaboration- The TCLT will provide a leadership role in working with others to complete this project. Local experts will be invited to perform key tasks as part of the team. Consultants will be hired through this grant to perform activities that can not be performed by volunteers. TCLT will use this project to expand existing partnerships and visibility in the community. In addition to the CE, the “Ratto Ranch Story” will be compiled along with the site studies and assessments. The Following is a discussion of the primary components of this project and who may be involved.

- **Involvement of organizations-** The Trust of Public Land (TPL), California Rangeland Trust, Sierra Cascade Land Trust, and other organizations may provide resources, oversight, and specific contributions that are not locally available. As a prototype project for TCLT it is essential to use processes and practices pioneered by more experienced land trusts. Local resources that may contribute are; Columbia College (geology and GIS mapping), Historic Commissions, Tuolumne County Staff, Tuolumne County Film Commission (compilation of films made at the ranch), University of California Cooperative Extension, Agriculture Advisor, Farm Bureau (Rangeland), Resource Conservation District’s Stream Team (water quality), Audubon (bird habitat), California Native Plant Society (Rare Plants), California Fish and Game (habitat), NRCS (soils), US Forest Service and US Fish and Wildlife (woodlands and rare species).
- **Historical and Environmental Site Assessments-** Surveys, mapping, and reports will be prepared on the existing conditions and history of the property. In addition to the above organizations, there are individuals likely to volunteer services or perform them at a reduced rate. TCLT has an impressive skill set among directors and members. Many are licensed in the fields of Landscape Architecture, Wildlife Biology, and Realty. Professional experts are also available for photography, filming, publishing, planning, and writing. Experts will review and supplement the work of others to compile and complete the assessment.
- **Conservation Easement-** Following the assessment, the CE will be drafted with the help of TPL, CRT, legal experts, and others. TCLT will be working directly with the land owner during this process. This will be used as a prototype for future projects and an opportunity to learn.
- **The Baseline Study, Monitoring Plan, and Management Plan-** These will be done concurrent with and following the drafting of the CE. Local resources as outlined above will be involved in applying the information compiled in the site assessments. Experts will review and complete the work of others.
- **Appraisal and Review-** The appraisal will be performed independently by a licensed and qualified practitioner. TCLT and partners will provide oversight in the selection of the appraiser and the review process by the state (if necessary).
- **The Ratto Ranch Story-** The facts and information compiled through the assessments will be woven into a set of products and with many associated activities. Presentations will be made at local organization meetings as the project proceeds. This will initially help attract volunteers to perform required

tasks. Once the assessment is complete, the story will be told through written narrative, photography, and film. Products will be used to market the project, seeking media coverage. The products will serve as educational material for site visits by elementary through college classes and individuals. The Ratto Ranch Story should greatly enhance the prospects for funding of the CE. It will be used in TCLT activities to attract donors, expand membership, and further the cause of conservation in the region.

c. Restrictions- N/A This is a category 2 planning project.

d. Organizational Capacity- The Tuolumne County Land Trust has been incorporated for 27 years. During this history it has successfully accomplished many transactions, and facilitated a number of projects. Several of the board members are licensed professionals with skills that will be applied to this project. Due to its standing in the community, additional resources can be called upon when needed. TCLT is capable of providing the leadership to manage the project with the partners, consultants, and volunteers that will be involved. Partners and paid consultants will supplement the skills and resources of the TCLT, as has been done with other projects.

e. Cooperation and Community Support-

Section b above has identified the many partners that may be involved in the completion of the project. An open and inclusive process will be followed among the organizations and individuals that decide to be involved. Individuals that are familiar with the property are passionate about the idea of protecting it. They see the roads being built and the houses being constructed nearby about its rich history and resources. Most people in the community are unaware of the ranch and can benefit by learning. This project is ideal to market the principles of conservation, especially within the ranch community that has been slow to embrace the idea of land trusts and CEs. There is no known opposition, except perhaps for developers that would love to acquire the property. We expect the community to not only support the project, but to celebrate it. This project has the potential to bring together people that have been in opposition in the past, transforming relationships to achieve future conservation activities together.

f. Long Term Management and Sustainability

The activities funded through this project will result in a CE that protects the values historical and natural resources, the economic well being of the ranch, and future public benefits. An endowment will be adequate to assure that the CE is enforced and that the values of the property are retained in perpetuity.

g. Performance Measures-

1. Number of People Reached- Due to the outreach for partners and skills, this project will be highly visible. *The Ratto Ranch Story* will be told in numerous public meetings and in a variety of medias. I would expect local radio and newspapers will have a strong interest once the project gets going. The final products of this grant, in particular *The Ratto Ranch Story* will be a timeless resource for educational purposes in the

future. The property will increase in value as a recreation resource, especially if public access rights (such as a trail easement) are granted in the future. This will be addressed during the project with the landowner.

The project will provide the Tuolumne County Land Trust the visibility to simultaneously market its mission and the benefits of conservation easements. As a prototype, the project will serve as a model to build understanding, relationships, and support that will lead to future projects. The project will be valuable for earning the trust of the ranching community and other land owners leading to future projects.

2. Dollar Value of Resources Leveraged for the Sierra Nevada. Just as with the number of people reached, the resources leveraged by the SNC will be matched or complemented by the efforts of partners, and volunteers. It is possible that the funding provided by the SNC can be reduced through these efforts.

3. Number and Type of Jobs Created- Funded actions will provide a limited amount of work for the paid consultants, but the greater value will be the preservation of current job opportunities relating to the working cattle operations and occasional film making. This activity is a significant boost to the local economy when it occurs. Protection of scenic quality supports of the tourism industry, which is the county's #1 economic activity. Although the project can not easily claim a specific number of jobs as a consequence of the project, there is definite benefit to the local economy.

4. Number of New, Improved or Preserved Economic Activities- The assessments may identify activities to improve the ranch, resulting in some improved economic activity. As an example, soil and range studies may lead to increased productivity. Assessment of the old structures will likely identify methods stabilize or restore them. Film making may be the primary benefit. This activity is a significant boost to the local economy when it occurs. Protection of scenic quality directly supports filming and indirectly supports the related tourism industry, which is the county's #1 economic activity.

17. Number of Collaboratively Developed Plans and Assessments - At least 4 separate areas will involve collaboration. All of the described activities of the project will be approached collaboratively, with the exception of the appraisal. The studies, assessments, and plans will be very collaborative in nature. *The Ratto Ranch Story* will lead to collaboration during the discovery phase and especially with the use and adaptation of it for educational purposes.

18. Percent of Pre-Project and Planning Efforts Resulting in Project Implementation – We intend to achieve 100% of the implementation that planning efforts are directed at. Our partners, such as TPL, are aware of funding sources that can complete the CE. The EEMP program is one that is being explored and others will be sought. *The Ratto Ranch Story* will facilitate the marketing of this project to funders. We also expect the scope of this project to be expanded to adjacent properties that share some of the same values.

19. Measurable Changes in Knowledge or Behavior - Along with preservation of the ranch, this is perhaps the greatest benefit of the endeavor. As described in previous sections, TCLT intends to use this project as a prototype and marketing vehicle. We expect awareness of conservation easements to result in more landscapes being protected, especially ranch lands. *Ratto Ranch Story* will be used for educational purposes that results in greater knowledge and appreciation for the protection of special places. We believe the benefits will be regional in scope, given the cultural and natural resources of the ranch.

Appendix B4

SIERRA NEVADA CONSERVANCY PROPOSITION 84 - DETAILED BUDGET FORM

Project Name: Ratto Ranch Conservation Easement- Appraisal and planning

Applicant: Tuolumne County Land Trust

SECTION ONE				Project Cost Breakdown				Total
DIRECT COSTS	Units	Unit Cost	Total Cost	Year 1 (2013)	Year 2 (2014)	Year 3 (2015)	Year 4 (2016)	
Historical and Environmental Site Assessment	1	1750	1,750.00	\$1,750.00				\$1,750.00
Conservation Easement Draft	1	2150	2,150.00	\$2,150.00				\$2,150.00
Baseline Study	1	1500	1,500.00	\$1,500.00				\$1,500.00
Monitoring Plan	1	750	750.00	\$750.00				\$750.00
Appraisal	1	6500	6,500.00	\$6,500.00				\$6,500.00
Appraisal Review by State (DGS)	1	2500	2,500.00	\$2,500.00				\$2,500.00
DIRECT COSTS SUBTOTAL:	6	\$15,150.00	\$15,150.00	\$15,150.00	\$0.00	\$0.00	\$0.00	\$15,150.00

SECTION TWO				Project Cost Breakdown				Total
INDIRECT COSTS	Units	Unit Cost	Total Cost	Year One	Year Two	Year Three	Year Four	
Outreach and Education Materials	1	1750	1,750.00	\$1,750.00				\$1,750.00
Publications, Printing, Public Relations	1	750	750.00	\$750.00				\$750.00
INDIRECT COSTS SUBTOTAL:	1	\$2,500.00	\$2,500.00	\$1,750.00	\$0.00	\$0.00	\$0.00	\$2,500.00
PROJECT TOTAL:	7	\$17,650.00	\$17,650.00	\$16,900.00	\$0.00	\$0.00	\$0.00	\$17,650.00

SECTION THREE				Project Cost Breakdown				Total
Administrative Costs (Costs may not to exceed 15% of total Project Cost) :	Units	Unit Cost	Total Cost	Year One	Year Two	Year Three	Year Four	
Administrative Costs - Staffing	1	1750	1,750.00	\$1,750.00				\$1,750.00
Administrative Costs - TCLT Overhead	1	250	250.00	\$250.00				\$250.00
ADMINISTRATIVE TOTAL:	2	\$2,000.00	\$2,000.00	\$2,000.00	\$0.00	\$0.00	\$0.00	\$2,000.00
SNC TOTAL GRANT REQUEST:	9	\$19,650.00	\$19,650.00	\$18,900.00	\$0.00	\$0.00	\$0.00	\$19,650.00

SECTION FOUR				Years Fund Received				Total
OTHER PROJECT CONTRIBUTIONS				Year One	Year Two	Year Three	Year Four	
<i>List other funding or in-kind contributors to project (i.e. Sierra Business Council, Department of Water Resources, etc.)</i>								
Land Trust Members	1		2,000.00	\$2,000.00				\$2,000.00
CNPS/Audubon/ Collumbia College			0.00	\$1,000.00				\$1,000.00
Film Commission and Friends Org.			0.00	\$1,000.00				\$1,000.00
Individuals and partners (estimate)			0.00	\$2,500.00				\$2,500.00
			0.00					\$0.00
			0.00					\$0.00
Total Other Contributions:	1	\$0.00	\$2,000.00	\$6,500.00	\$0.00	\$0.00	\$0.00	\$6,500.00

NOTE: The categories listed on this form are examples and may or may not be an expense related to the project. Rows may be added or deleted on the form as needed. Applicants should contact the SNC if questions arise.

* Operating Costs should be allocated to the percentage that is applicable to the grant based on your cost allocation methodology and cannot exceed 15% of your total project costs.



October 20, 2012

Brian Kermeen, President
Tuolumne County Land Trust
P.O. Box 5362
Sonora, CA 95370

Re: Ratto Ranch

Dear Brian:

On behalf of the Central Sierra Audubon Society, I am writing to express support for the Tuolumne County Land Trust in its request for funding for a conservation easement to preserve the open space and protect wildlife on this historic Ratto Ranch property. Because of its close proximity to Sonora, this Ranch is especially subject to the development pressures that are occurring along Highway 49 between Sonora and Columbia.

The efforts of your Trust to identify and help preserve the Sierra Foothills environment in coordination with others is critical to the future of Tuolumne County as a unique and special place. Obtaining conservation easements are an invaluable tool to protect the bird species that rely on rangeland for their migrations and habitation, including raptor species and the broad range of passerine species that rely on the oak savannas and open spaces such as the Ratto Ranch. In addition to open ranch land with heritage oaks, the acreage on Table Mountain is critical to the preservation of its vernal pools.

Our Audubon Society is encouraged that there are owners willing to work with your Tuolumne County Land Trust to preserve one of the remaining family ranches through a voluntary conservation easement rather than see a further division of property such as the Ratto Ranch into ranchettes or smaller subdivisions. I wish you every success in this effort.

Sincerely,

A handwritten signature in blue ink, which appears to read "Tom Parrington". The signature is fluid and cursive, with a large, sweeping "P" and "T".

Thomas E. Parrington
Vice President and Chair of the
Conservation
Committee

September 10, 2010

Brian Kermeen, President
Tuolumne County Land Trust
P. O. Box 5362
Sonora, CA 95370

Dear Brian:

The local Sierra Foothills chapter of the California Native Plant Society wishes to express our support for the creation of a conservation easement on the property known as the Ratto Ranch now under the ownership of Alton McRae.

This property supports several plant species on the state native rare plant list that are associated with northern basaltic vernal pools of which the location has several. The remaining plants of the property represent a composite of several overlapping habitats that create a unique and diverse plant community. I would refer you to the survey done by Robin Woods that lists her findings as well as those personally seen by myself and Blaine Rogers on a site visit.

Conserving this property from further real estate development and encroachment would be desirable as a means to protect this great example of foothill plant and wildlife diversity for the future.

Sincerely,

Robert W. Brown
President
Sierra Foothills Chapter CNPS
20550 Deerhaven Drive
Tuolumne, CA 95379

CALIFORNIA
RANGELAND
Trust

October 19, 2012

R. Brian Kermeen
Tuolumne County Land Trust
P.O. Box 5362
Sonora, CA 95370

RE: Letter in Support of the Ratto Ranch Conservation Easement

Dear Mr. Kermeen:

On behalf of the California Rangeland Trust, we would like to express our support of the Tuolumne County Land Trust in their effort to obtain grant funding for the purpose of acquiring a conservation easement for the Ratto Ranch located in Tuolumne County, California.

The Ratto Ranch exemplifies the classic "Old West", providing a setting for dozens of movie and TV productions. The property has remained in the family as a working ranch since 1874. The property, zoned AE in the Tuolumne County General Plan, is rated as high quality agricultural land and currently is within the Williamson Act. The majority of the property is open grassland that is seasonally grazed by cattle. Located adjacent to the town of Sonora, California in the path of development, the property has many values worth protecting; the working ranch, historic buildings, movie production sites, wetlands, vernal pools, headwaters, rare plants, rare animals, Native American cultural plants, and scenery values for a scenic State Highway. Residential development has encroached to the boundary of this 238 acre property, threatening some of these unique values.

The working landscapes of California's rangelands are an economical, ecological, cultural and historical resource that we cannot afford to lose. We hope that the Sierra Nevada Conservancy will partner with the Tuolumne County Land Trust's efforts to expand conservation in key areas of the Sierra Nevada.

Please contact me for any additional information. Thank you for your consideration.

Sincerely,



Nita Vail
Chief Executive Officer



Central Sierra Environmental Resource Center
Box 396 • Twain Harte, CA 95383 • (209) 586-7440 • FAX (209)
586-4986

Visit our website at: www.cserec.org or contact us at: johnb@cserec.org

October 9, 2012

Brian Kermeen, President
Tuolumne County Land Trust
P.O. Box 5362
Sonora, CA 95370

Dear Brian:

Please accept this letter of support for the Tuolumne County Land Trust to obtain funding for a conservation easement to ensure the open space, wildlife, and scenic values of the Ratto Ranch property near Sonora.

As you are aware, our Center's highest land protection priority at this time is to work to support efforts to acquire Ackerson Meadow adjacent to Yosemite. But even as we work to support the various tasks and efforts tied to that specific high-profile property, we continue to realize that other important parcels may have unique opportunities for potential acquisition or, in this case, for the establishment of a conservation easement to provide long-term protection to this ranch property.

The Ratto Ranch is vulnerable to development pressures as other parcels fall to subdivision or new development proposals. Because the Ratto Ranch property lies against the steep cliff-like face of Table Mountain along the western portion of the parcel, it presents an impressive scenic value for large numbers of tourists driving along Highway 49. The Ranch is also important for the ecological value of the wetland on the property and the vernal pools along Table Mountain.

We hold hope that the Tuolumne County Land Trust will be successful in taking advantage of the opportunity provided by the landowner's willingness to preserve the working ranch through a conservation easement.

John Buckley, executive director



September 8, 2010

Sierra Nevada Conservancy
11521 Blocker Drive, Ste. 205
Auburn, CA 95603

This letter is in support of Tuolumne County Land Trust's grant request to Sierra Nevada Conservation for funds to pay for an appraisal and other initial costs in preparation for seeking funding for the purchase of a conservation easement on the 238 acre Ratto Ranch in Tuolumne County. I toured this ranch with the owners and a Tuolumne County Land Trust board member two years ago. The ranch consists of oak woodland, pine forest and large meadows. In the middle of all of this sits a historic Victorian house. In addition to being worthy of protection as a historic ranch, open space and wildlife habitat, it has served for over nine decades as a movie set location. This last use has contributed to the economy of Tuolumne County because movie crews use local motels and restaurants and often hire local residents for a variety of things.

Sierra Foothill Conservancy and I gladly endorse TCLT's grant application.

Sincerely,

Chuck Peck
Land Protection Director
Sierra Foothill Conservancy



County of Tuolumne

Vicki Helmar

Agricultural Commissioner • Weights & Measures
Animal Control • Air Pollution Control
2 South Green Street
Sonora, CA 95370
Phone: (209) 533-5691 Fax (209) 533-5520

*Agricultural Commissioner
Director of Weights & Measures
Director of Animal Control
Air Pollution Control Officer*

October 12, 2012

Brian Kermeen, President
Tuolumne County Land Trust
P.O. Box 5362
Sonora, CA 95370

RE: Letter in Support of the Ratto Ranch Conservation Easement Grant Application

Dear Mr. Kermeen:

On behalf of the Tuolumne County Agricultural Commissioner's Office, we would like to express our strong support of the Tuolumne County Land Trust in their effort to obtain grant funding for the purpose of acquiring a conservation easement for the Ratto Ranch located in Tuolumne County, California.

The historic Ratto Ranch consists of 238 acres and is located within the unincorporated area of the County. The ranch has been in agricultural production for over 140 years and is under a Williamson Act contract. Currently, it is being used for cattle grazing, but in earlier years it was farmed for vegetable and grain production. The ranch consists of annual grasslands with scattered oak woodlands and includes the headwaters of Peppermint Creek and portions of Table Mountain which contain vernal pools. The classic western scenery and historic ranch house on the property makes it attractive to the film industry and the ranch has been used in many movie and television productions.

The owner of the Ratto Ranch, Mr. Alton McRae, desires to place a conservation easement on the property. The objective of the conservation easement is to preserve the outstanding agricultural, natural and cultural values of the ranch in perpetuity.

Through the Agricultural Element of its General Plan and its Regulations for Implementing the California Land Conservation Act (Williamson Act), Tuolumne County has also shown its commitment to the preservation and conservation of working landscapes. Preserving the Ratto Ranch through the Tuolumne County Land Trust furthers the goals of our Agricultural Element which specifically encourages the protection of agricultural lands through conservation easements.

As the Agricultural Commissioner for Tuolumne County I support Mr. McRae in his efforts to preserve the remarkable agricultural, natural, and cultural values of his ranch. I also support Tuolumne County Land Trust in its efforts to obtain grants to facilitate Mr. McRae's goals through the placement of a conservation easement on the historic Ratto Ranch.

Sincerely,

Vicki Helmar
Agricultural Commissioner

Tuolumne County
Administration Center
2 South Green Street
Sonora, California 95370



Alicia L. Jamar, *Chief Deputy*
Clerk of the Board of Supervisors

Telephone: (209) 533-5521
Facsimile: (209) 533-6549
www.tuolumnecounty.ca.gov

**BOARD OF SUPERVISORS
COUNTY OF TUOLUMNE**

Elizabeth Bass, *First District*
John L. Gray, *Fourth District*

Randy Hanvelt, *Second District*

Evan Royce, *Third District*
Richard H. Pland, *Fifth District*

October 16, 2012

Brian Kermeen, President
Tuolumne County Land trust
P.O. Box 5362
Sonora, CA 95370

Re: Ratto Ranch
10500 Ratto Road
Tuolumne County Assessor's Parcel No. 34-010-17

Dear Mr. Kermeen:

The historic Ratto Ranch, located on Assessor's Parcel No. 34-010-17, consists of 237.81+ acres. The ranch is located approximately 1.5 miles west of the City of Sonora within the unincorporated area of Tuolumne County. The perimeter of the northern $\frac{3}{4}$ of the ranch is bounded by parcels designated for rural residential development. The southern and southwestern boundaries of the ranch are bordered by land designated for agricultural use. The ranch consists of annual grasslands with scattered oak woodlands. The ranch includes the headwaters of Peppermint Creek and portions of Table Mountain, which contain vernal pools. The ranch has been in agricultural production for over 140 years and continues to be grazed today. The ranch is under a land conservation contract pursuant to the Williamson Act. The classic western scenery and historic ranch house on the property have been used in many movie and television productions. The ranch retains the rural setting which makes it attractive to the film industry.

The owner of the Ratto Ranch, Mr. Alton McRae, desires to place a conservation easement on the property. The objective of the conservation easement is to preserve the outstanding agricultural, natural and cultural values of the ranch in perpetuity. The Tuolumne County Land Trust is applying for grants to facilitate placement of a conservation easement on the Ratto Ranch.

Brian Kermeen, President
October 16, 2012
Page 2

The Tuolumne County Board of Supervisors supports Mr. McRae in his efforts to preserve the remarkable natural and cultural values of his ranch. Therefore, the Board of Supervisors supports the Tuolumne County Land Trust in its efforts to obtain grants to facilitate placement of a conservation easement on the historic Ratto Ranch.

Respectfully,



Richard H. Pland, Chairman

I hereby certify that according to the provisions of Government Code Section 25103, delivery of this document has been made.

ALICIA L. JAMAR
Clerk of the Board

By: 



Post Office Box 4020 • Sonora, California 95370 • (209) 533-4420 • (800) 446-1333 • FAX: (209) 533-0956 • www.tcfilm.org

September 8, 2010

Brian Kermeen, President
Tuolumne County Land Trust
PO Box 5362
Sonora, CA 95370

To Whom It May Concern:

The Tuolumne County Film Commission wholeheartedly endorses a conservation easement for Ratto Ranch. This ranch is a prime example of turn-of-the-century life in Tuolumne County and indeed the western United States. Ratto Ranch has been a key component in our economy as well, serving as a location for many films and television programs. Some of the most notable productions include 'Little House on the Prairie', the TV movie *Shadow Riders*, and the classic Errol Flynn film *Charge of the Light Brigade*.

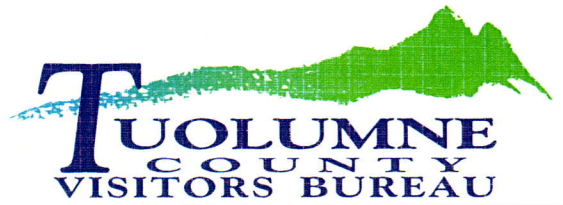
For more than ninety years, the film industry has based their productions in Tuolumne County. Over 200 feature films, hundreds of television series episodes, and many more commercials and documentaries have been produced here, primarily due to our historic sites, equipment and structures – all of which can be found at Ratto Ranch.

These film productions have been of substantial economic benefit. According to the Association of Film Commissions International (AFCI), feature films productions can spend over \$100,000 a day in the communities in which they film. Popular filming locations continue to benefit communities as tourist attractions, thereby enhancing the need for preservation.

Sincerely,

A handwritten signature in black ink, appearing to read "Jerry Day". The signature is fluid and cursive, with a large loop at the end.

Jerry Day
Executive Director
Tuolumne County Film Commission



October 22, 2012

Brian Kermeen, President
Tuolumne County Land Trust
P.O. Box 5362
Sonora, CA 95370

Dear Brian,

As previously stated, the Tuolumne County Visitors Bureau Board of Directors fully supports the Alton McRae family, current owners of Ratto Ranch, in their desire to preserve their working ranch through a conservation easement. The historic ranch was patented in 1874 and as high quality agricultural land, is currently under the Williamson Act.

For many years the Visitors Bureau has served as the umbrella organization for the Tuolumne County Film Commission and we are aware of the economic benefits of film production in Tuolumne County. The Ratto Ranch has been a favorite film location for major TV series and motion pictures including "Little House on the Prairie", "The Big Valley", "High Noon", "Lassie" and "The Birds" to name a few.

The Ratto Ranch provides the backdrops, the historic buildings and the "secure set" which is appealing to location managers and film producers. We could not find a better location for film production which has always been an important economic development tool for our region. With other states and countries offering huge incentives to attract film makers, it is all the more important that we retain those assets based in California.

If further information is needed, please feel free to contact myself or our 2012-2013 Board President, Shirley Sarno.

Sincerely,

Nanci Sikes
Executive Director

Tuolumne Heritage Committee

24 S. Washington Street
Sonora, California 95370
(209) 532-6937

October 9, 2012

Brian Kermeen, Chair
Tuolumne County Land Trust
Box 5362
Sonora, CA 95370

Re: support for Sierra Nevada Conservancy grant
for Ratto Ranch conservation easement

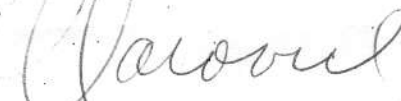
Brian:

The Tuolumne Heritage Committee supports the Tuolumne County Land Trust in its efforts to preserve the historic Ratto Ranch at Shaws Flat. A conservation easement is a wonderful way to keep this property intact and as an example of Tuolumne County's rich ranching heritage.

In addition to its associations with Tuolumne County's Italian population (Ratto and Ghiorso), this property retains much of its historic appearance and association with agriculture locally. It bears traces of gold mining activity; and Native American sites are likely there as well because of the nearness of Mormon Creek. The ranch is also part of the county's movie history as studios have filmed there over the years.

Thank you for the opportunity to join the land trust in support of the preservation of the historic Ratto Ranch.

Sincerely,



Sharon Marovich, Chair



October 17, 2012

Brian Kermeen, President
Tuolumne County Land Trust
P.O. Box 5362
Sonora, CA 95370

Western Division
101 Montgomery St.
Suite 1100
San Francisco, CA
94104
T. (415) 495-5660
F. (415) 495-0541
www.tpl.org

RE: Letter in Support of Ratto Ranch Conservation Easement Grant Application

Dear Mr. Kermeen,

On behalf of The Trust for Public Land, we are pleased to submit this letter in support of the Tuolumne County Land Trust's application for the acquisition of a conservation easement for Ratto Ranch located in Tuolumne County, California.

This historic ranch is located within the unincorporated area of the County in an area characterized by increasing subdivision. This ranch has been in agricultural production for over 140 years. A conservation easement held by Tuolumne County Land Trust would protect this property into perpetuity.

The property contains natural resources of significance. The property contains the headwaters of Peppermint Creek, a tributary to the Tuolumne River. Wetlands occur on the lower portion of the property and vernal pools and rare plants can be found on its upper. The rolling open grasslands are framed by several knolls of blue oak and pine that provide a refuge for wildlife. The objective of the conservation easement will be to maintain the property as a historic working ranch and to protect the property's natural resources.

This project represents an opportunity to protect a landscape of cultural, agricultural and resource significance. We support its consideration for funding.

Sincerely,

Markley Bavinger
Project Manager, Northern California
The Trust for Public Land





Tuolumne County Trails Council

P.O. Box 313, Columbia, CA 95310

Sierra Nevada Conservancy
Auburn Grants Office
11521 Blocker Drive
Auburn, CA 95603

September 9, 2010

RE: Tuolumne County Land Trust Ratto Ranch project grant request-



Dear Sierra Nevada Conservancy:

The Tuolumne County Trails Council (TCTC) fully supports the proposed grant application. The community will benefit by protection of this special place. Although there currently are no public trails on this property, it has great potential. This project will keep this option open in the future. The proximity to Sonora would insure that such a trail would be very popular. The springtime wildflowers and spectacular views from the top of Table Mountain would be worth sharing. During this project, we request that this idea be explored, and are willing to work with the Land Trust in any capacity to advance the idea with current land owners.

We intend to work with the Land Trust in the future to secure easements and develop projects. Thank you for the funding opportunity to help preserve a classic western landscape in Tuolumne County. Respectfully,

Richard S Moody, Chairman
Tuolumne County Trails Council
P. O. Box 313, Columbia, CA 95310

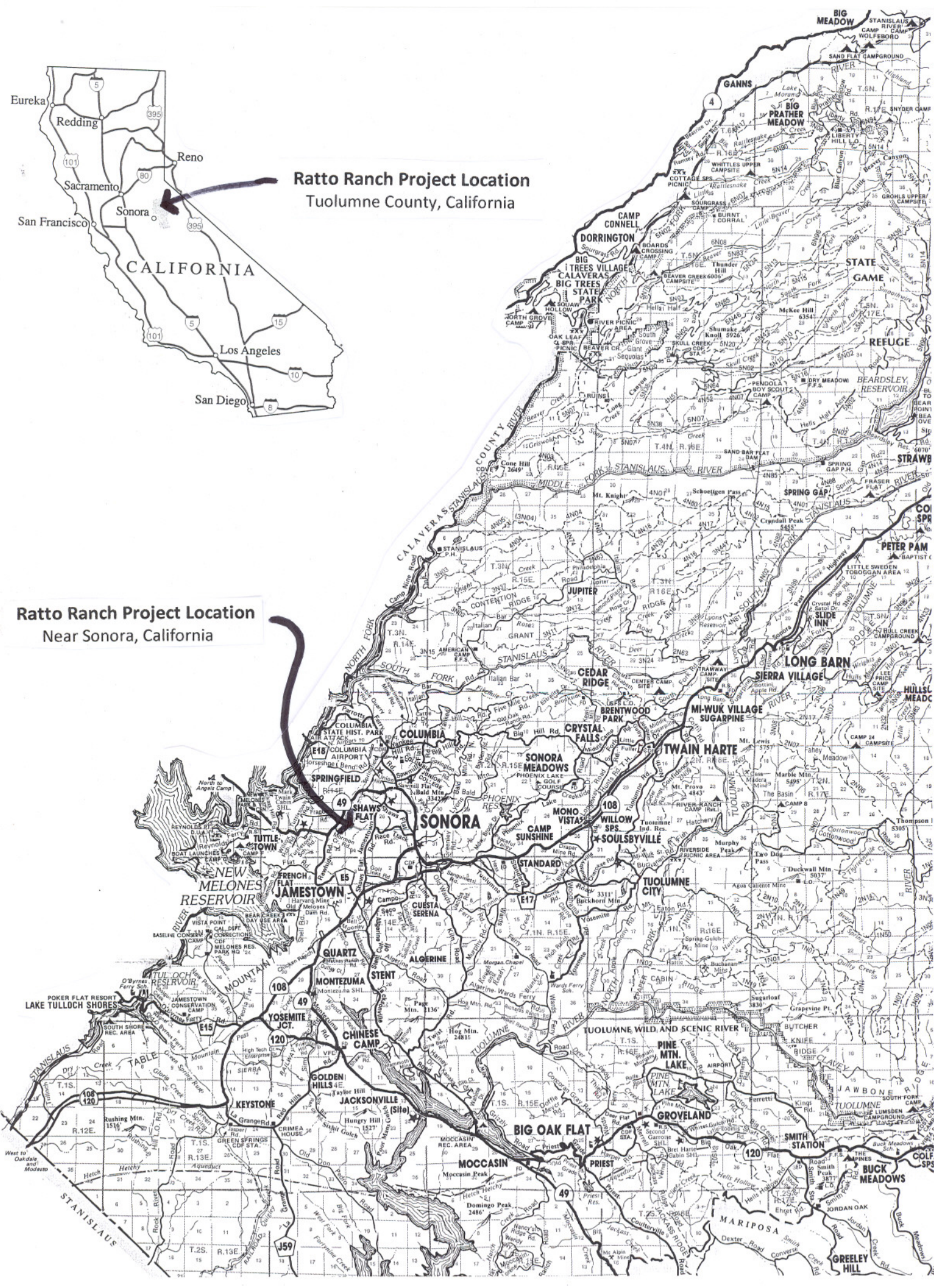


-  Property Boundary
-  Area in Birds-Eye View



Ratto Ranch Project Location
Tuolumne County, California

Ratto Ranch Project Location
Near Sonora, California

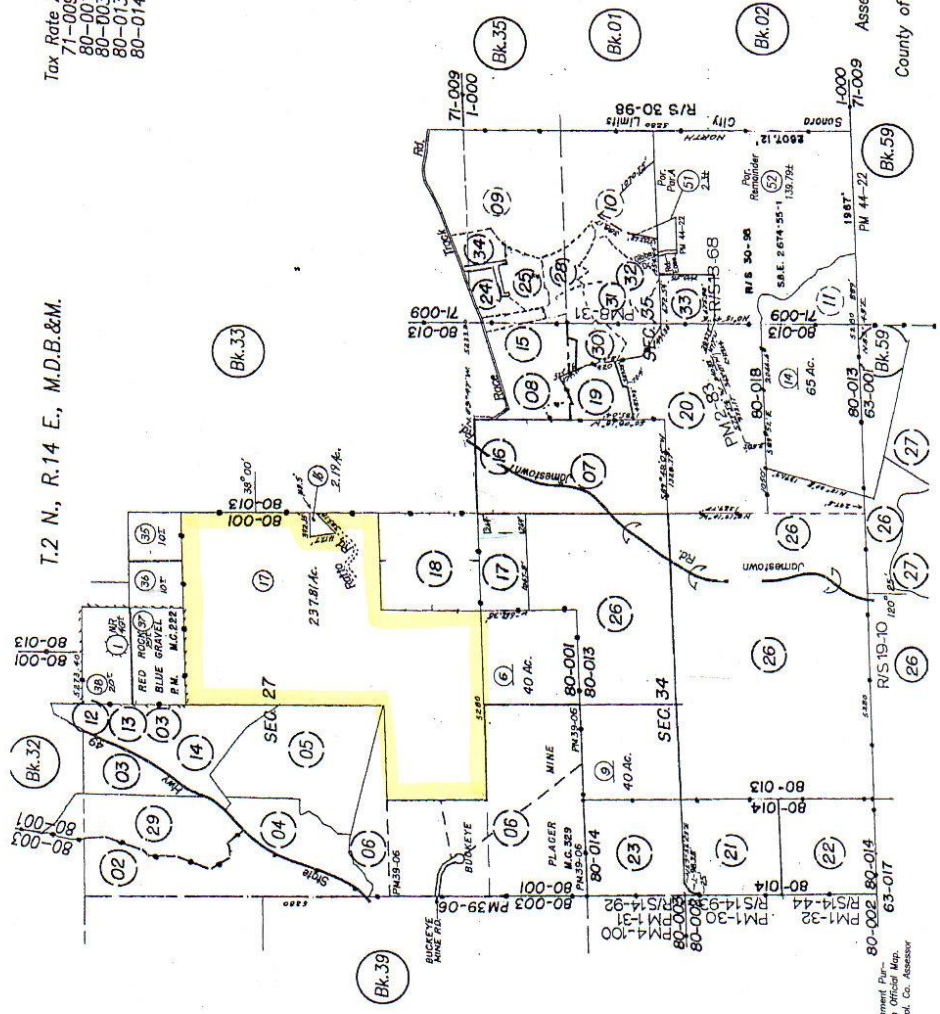


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4/20/03

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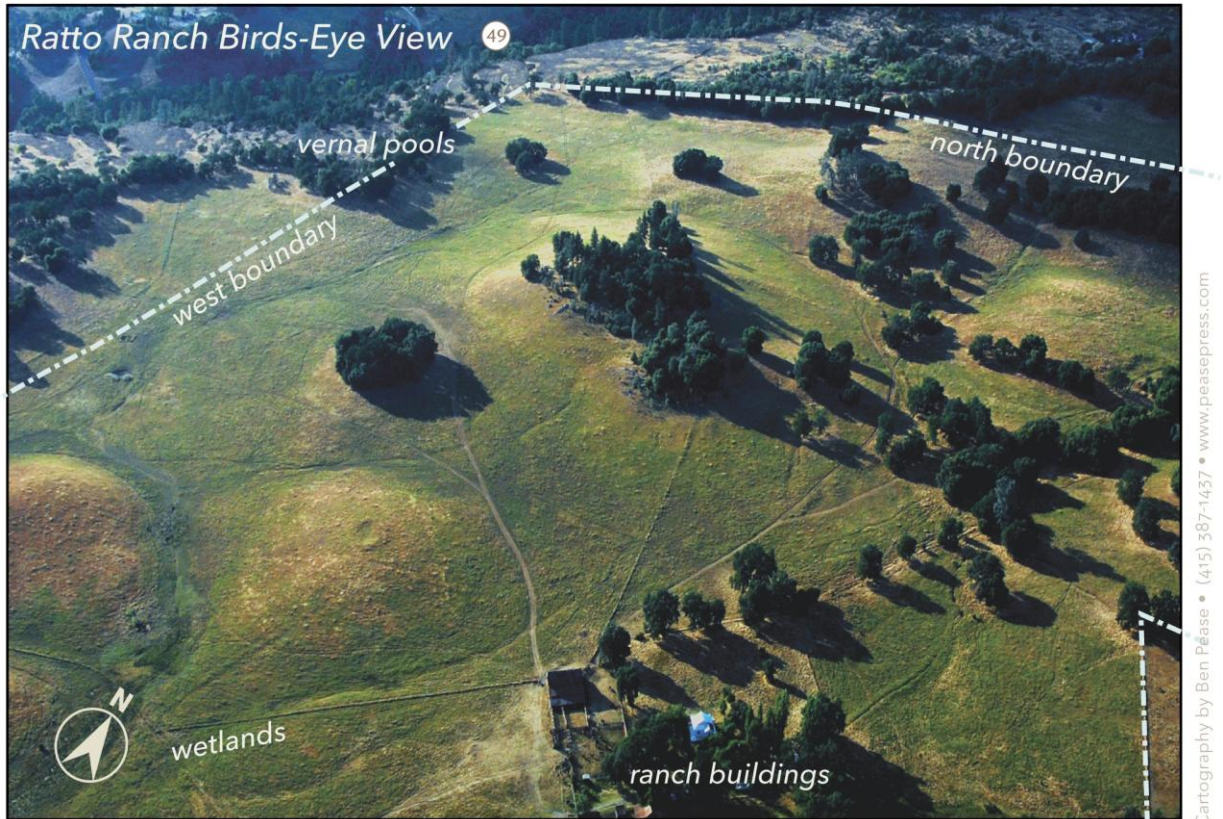
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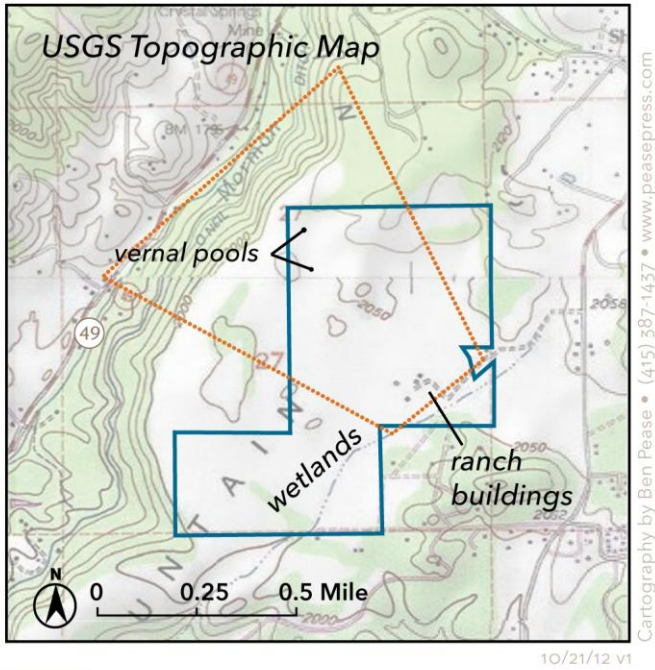
34-01





Assessor's Map
34-01
County of Tuolumne, Calif.
1949

Note: This Plot is For Assessment Purposes Only And Not An Official Map.
Copyright ©1988 by Tuel Co. Assessor



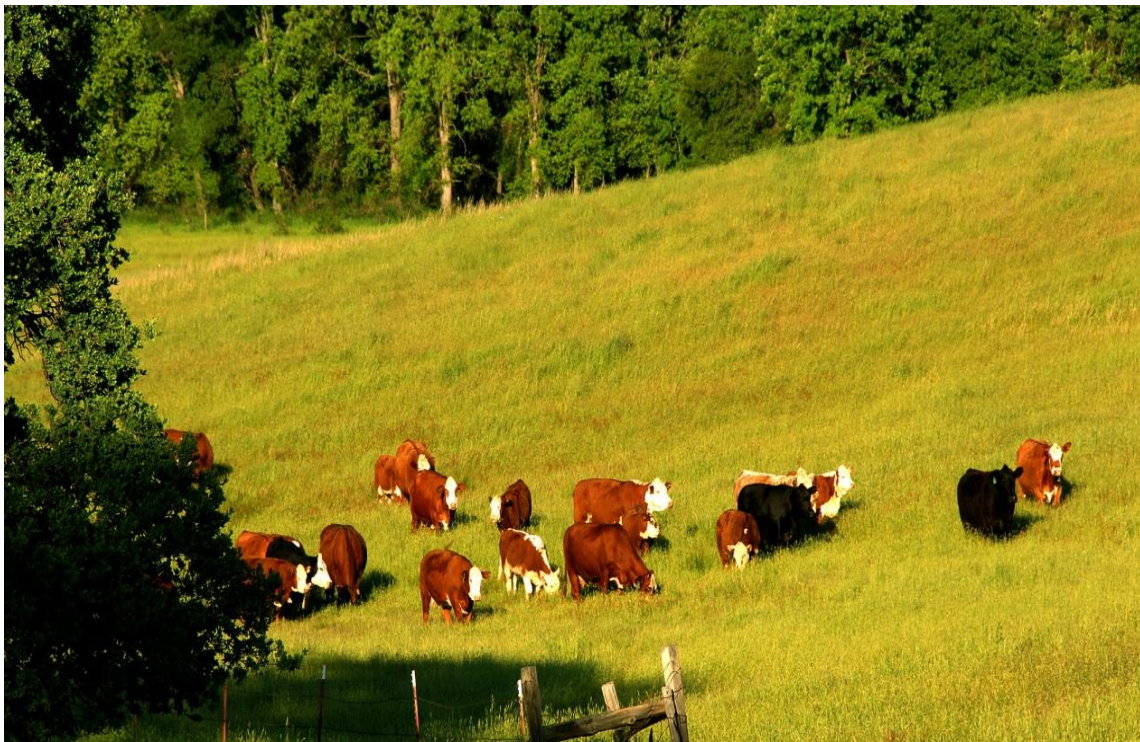


-  Property Boundary
-  Area in Birds-Eye View

Ratto Ranch Photos-



Fall branding of calves (above) and late spring grazing of cattle (below)..





View of pasture and blue oak woodlands to northeast.



The Peppermint Creek wetlands buffer effects of construction upstream in the headwaters. Ranch buildings are seen in the background.



Front view of the 1909 Victorian ranch house. The view below is from a Blue Oak covered knoll. Other ranch buildings date back to the gold rush era.





View to east (toward Sonora) from middle of property. The president of the local CNPS chapter is photographing numerous rare plants on a spring visit. Below is a typical springtime display of wildflowers on Table Mountain





The Table Mountain escarpment forms the skyline as seen from highway 49, a mile away. Below is one of several vernal pools on the Table Mountain portion of the ranch.



October 8, 2012

Tuolumne County Land Trust
P.O. Box 5362
Sonora, CA 95370

To Whom It May Concern:

I own 237.81 acres of open range land in Tuolumne County near Shaws Flat, which I inherited from my late wife's family. It is known as the Ratto Ranch, parcel number 034-010-17-00. This land has been in the family since 1874 and the county has designated this parcel as "high value agricultural land." At the present time the land is used as dry land grazing for cattle as part of a cow-calf operation. Parts of the ranch have been used by the movie industry for short periods of time, starting in the late 1930s.

This property is unique because of the open space and approximately 40 acres extend onto Table Mountain, which is of volcanic origin. On Table Mountain there are vernal pools and many diverse plant species. The ranch has many different oak species and both Ponderosa Pine and Digger Pine. In addition, there are wetlands and a seasonal creek which make for great wildlife habitat. There are not many properties like this left in Tuolumne County. The county general plan states that "high value agricultural land" may not be divided, but county planners continue to let it happen. Because of pressure from nearby subdivisions, I would like to protect this land. Therefore I am interested in working with the Tuolumne County Land Trust to preserve this land. If a suitable contract can be worked out, I am interested in donating back part of the proceeds to further encourage the preservation of more land in Tuolumne County through the trust process.

Sincerely,



Alton L. McRae
P.O. Box 695
Mariposa, CA 95338
209-966-3925

PLANTS and ANIMALS OBSERVED at McRAE Ranch
Ratto Road, Sonora, CA
Site Inspection April 30, 2009
By Robin Wood, AICP & Biologist
For The Tuolumne County Land Trust

The plant and wildlife species found during a field inspection April 30, 2009 on the project site, are listed below. These species were found in various plant communities on the project site, including the open Grassland (GR); Oak Savannah (OS); Oak Woodland (OW); Riparian (RP), which includes U.S. Army Corps of Engineers and California Department of Fish and Game jurisdictional marshy Wetlands, Northern Basaltic Vernal Pools, and Streamside plants (including the headwaters of Peppermint Creek); Rock (RK) outcroppings on Table Mountain; Conifer Forest (CF), and Developed (D) areas near roads and structures. A total of 186 species of plants have been identified within the project area to date. One (1) plant species is listed as critical habitat for a Threatened species (Blue Elderberry, see Table A). One (1) plant species is listed by the California Natural Diversity Database, Division of the Department of Fish and Game as a Special Plant and is listed by the California Native Plant Society as status 1B (Spiny-sepaled Button-celery, see Table A). Fifteen (15) plant species are important to Native American tribes (see Table A). Fifteen (15) of these plants have been classified as weedy plants or Noxious Weeds (see Tables A and D). A total of 47 species of animals have been observed within the project area to date (see Table B). Two (2) identified animal species are designated special status (Cooper's Hawk and Oak Titmouse, see Table B). Twenty-seven (27) bird species are protected under the Migratory Bird Treaty Act (see Table B). The authority for the plant taxonomic names is *The Jepson Manual, Higher Plants of California*, University of California Press, 1993. The authority for mammal taxonomic names is *California Mammals* by Jameson and Peeters, University of California Press, 1988. The authority for bird taxonomic names is *The Sibley Field Guide to Birds of Western North America*, Chanticleer Press, 2003. The authority for insect taxonomic names is *California Insects* by Powell and Hogue, University of California Press, 1979.

TABLE A
PLANTS OBSERVED At McRae Ranch
 by Biologists Robin Wood
 April 30, 2009

PLANTS

SCIENTIFIC NAME	COMMON NAME	FEILD NOTES
Family AMARANTHACEAE		
<i>Amaranthus palmeri</i>	Palmer's Amaranth (Pig Weed)	GR
Family ANACARDIACEAE		
<i>Toxicodendron (=Rhus) diversilobum</i>	Poison Oak	OW
Family APIACEAE		
<i>Anthriscus caucalis</i>	Bur-chervil	Alien, OW
<i>Daucus pusillus</i>	Wild Carrot	CH
<i>Eryngium spinosepalum</i>	Spiny-sepaled Button-Celery (Coyote Thistle)	RP, Vernal Pool, Table Mountain (ID by Botanist Blaine Rogers 4/27/09), CA Special Plant List, CNPS 1B.2
<i>Lomatium utriculatum</i>	Foothill Lomatium	GR
<i>Osmorhiza chilensis</i>	Sweet Cicely	OW

SCIENTIFIC NAME	COMMON NAME	FEILD NOTES
<i>Sanicula bipinnata</i>	Poison Sanicle	GR, OS, toxic
<i>Sanicula bipinnatifida</i>	Purple Sanicle (Shoe Buttons)	GR, OS
Family ASTERACEAE		
<i>Artemisia douglasiana</i>	Mugwort (Turkey-foot Sage)	RP, medicinal herb & Native American ceremonial herb
<i>Aster chilensis</i>	Aster	CH
<i>Baccharis pilularis</i>	Chaparral Broom (Coyote Brush)	CH
<i>Chamomilla suaveolens</i> (<i>Matricaria matricarioides</i>)	Pineapple Weed (Rayless Chamomile)	GR, native to America, but alien to California
<i>Cirsium vulgare</i>	Bull Thistle	Alien, OW, Noxious Weed , Cal-EPPC B
<i>Crocidium multicaule</i>	Spring Gold	GR
<i>Eriophyllum lanatum</i>	Woolly Sunflower	OW
<i>Gnaphalium californicum</i>	California Everlasting	CH
<i>Grindella camporum</i>	Gumplant	GR
<i>Hieracium albiflorum</i>	White Hawkweed	D
<i>Hypochaeris glabra</i>	Smooth Cat's-ear	GR, Cal-IPC weedy annual
<i>Lasthenia californica</i>	California Goldfields	GR
<i>Layia pentachaeta</i>	Tidy Tips	GR
<i>Silybum marianum</i>	(Blessed) Milk Thistle	Alien, D, OW, Cal-EPPC no longer listed as Noxious Weed , Cal-IPC weedy annual
<i>Sonchus oleraceus</i>	Common Sow Thistle	Alien, D, GR
<i>Wyethia helenioides</i>	Gray Mules Ears	CH
Family BORAGINACEAE		
<i>Amsnickia menziesii</i>	Common Fiddleneck	GR, toxic to livestock, liver damage
<i>Cryptantha micromeres</i>	Cryptantha	GR, CH
<i>Myosotis sylvatica</i>	Forget-me-not	Alien, D, RP
<i>Plagiobothrys nothofulvus</i>	Popcorn Flower	GR
<i>Plagiobothrys tenellus</i>	Slender Popcorn Flower	GR
Family BRASSICACEAE		
<i>Brassica geniculata</i>	Field Mustard	Alien, OW
<i>Cardamine oligosperma</i>	Western Bittercress	RP
<i>Lepidium nitidum</i>	Shiny Peppergrass	GR
<i>Streptanthus tortuosus</i>	Mountain Jewel Flower	CH, RK
<i>Thlaspi arvense</i>	Field Pennycress	GR
<i>Thysanocarpus curvipes</i>	Lacepod Peppergrass	OW
Family CAPRIFOLIACEAE		
<i>Lonicera sp.</i>	Honeysuckle	OW
<i>Sambucus mexicanus</i>	Blue Elderberry	OW, RK, edible berries, important to Native Americans , habitat to Threatened VELB
<i>Symphoricarpos albus</i> var. <i>laevigatus</i>	Snowberry	RP, berries may be toxic to humans
Family CAMPANULACEAE		
<i>Downingia cuspidata</i>	Downingia	RP, Vernal Pool, Table Mountain (ID by Botanist Blaine Rogers 4/27/09)
Family CARYOPHYLLACEAE		
<i>Cerastium fontanum</i> ssp. <i>vulgare</i>	Mouse-ear Chickweed	Alien, GR
<i>Minuartia douglasii</i>	Sand Wort	RK
<i>Silene gallica</i>	Common Catchfly	Alien, GR
<i>Stellaria media</i>	Common Chickweed	Alien, OW, RP
Family CRASSULACEAE		
<i>Dudleya cymosa</i>	Canyon Stonecrop	CH, RK
<i>Sedum lanceolatum</i>	Sedum Stonecrop	CH, RK
Family CUCURBITACEAE		

SCIENTIFIC NAME	COMMON NAME	FEILD NOTES
<i>Marah fabaceus</i>	California Man-root, Wild Cucumber	CH
Family CYPERACEAE		
<i>Carex subfusca</i>	Sedge	RP, Wetland, important for Native American basketry rhizomes
<i>Carex sp.</i>	Sedge	RP, Wetland
<i>Cyperus odoratus</i>	Umbrella Sedge	RP, Wetland
<i>Scirpus sp</i>	Bulrush	RP, Wetland
Family ERICACEAE		
<i>Arctostaphylos viscida ssp. mariposa</i>	Mariposa Manzanita	CH, edible berries, important to Native Americans
Family EUPHORBIACEAE		
<i>Eremocarpus setigerus</i>	Turkey Mullein (Dove Weed)	Alien, D
Family FABACEAE		
<i>Cercis occidentalis</i>	Western Redbud	CH, Native American basketry shoots
<i>Lotus corniculatus</i>	Bird-foot Trefoil	Alien, GR
<i>Lupinus benthamii</i>	Spider Lupine	GR
<i>Lupinus bicolor</i>	Miniature Bicolor Lupine	GR, RK
<i>Lupinus densiflorus</i>	Whitewhorl Lupine	D
<i>Lupinus nanus (vallicola)</i>	Douglas' Miniature Lupine	GR
<i>Lupinus stiversii</i>	Harlequin Lupine	CH, RK
<i>Medicago polymorpha</i>	Bur-clover (Bur-medic)	Alien, GR, Cal-IPC weedy annual
<i>Melilotus alba</i>	White Sweetclover	Alien, RP
<i>Trifolium aureum</i>	Hop Clover	Alien, GR
<i>Trifolium glomeratum</i>	Clover	Alien, GR
<i>Trifolium microcephalum</i>	Small-headed Clover	GR, OW
<i>Trifolium pratense</i>	Red (Rose) Clover	Alien, GR, OW, RP
<i>Trifolium tridentatum (willdenovii)</i>	Tom Cat Clover	GR
<i>Trifolium variegatum</i>	White-topped Clover	RP, Vernal Pool
<i>Vicia sativa ssp. nigra</i>	Narrow-leaved Vetch	Alien, CH, edible seeds
<i>Vicia sativa ssp. sativa</i>	Common (Spring) Vetch	Alien, GR, OW, edible seeds
<i>Vicia villosa</i>	Winter (Hairy) Vetch	Alien, GR, OW, edible seeds
Family FAGACEAE		
<i>Quercus douglasii</i>	Blue Oak	GR, OW, edible acorns, seedling recruitment also found
<i>Quercus lobata</i>	Valley Oak	RP, OW, Old Growth Oaks, edible acorns, important to Native Americans
<i>Quercus wislizenii</i>	Interior Live Oak	GR, OW
Family GENTIANACEAE		
<i>Centaurium tricanthum</i>	Pink Centaury	GR, RP
Family GERANIACEAE		
<i>Erodium botrys</i>	Broadleaf Filaree	Alien, GR
<i>Erodium cicutarium</i>	Red-stem Filaree (Storksbill)	Alien, GR, Cal-IPC weedy annual
<i>Erodium moschatum</i>	White-stem Filaree (Storksbill)	Alien, RP, GR
<i>Geranium molle</i>	Dove's Foot Geranium	Alien, RP, GR, OW
Family HIPPOCASTANACEAE		
<i>Aesculus californica</i>	California Buckeye	CH, Toxic, Native American fish stunner
Family HYDROPHYLLACEAE		
<i>Eriodictyon californica</i>	California Yerba Santa	CH, medicinal herb
<i>Nemophila heterophylla</i>	White Nemophila	GR, OW, RP
<i>Phacelia cicutaria</i>	Caterpillar Phacelia	CH, RK

SCIENTIFIC NAME	COMMON NAME	FEILD NOTES
<i>Phacelia heterophylla</i>	Phacelia	CH
Family IRIDACEAE		
<i>Sisyrinchium bellum</i>	Blue-eyed Grass	RP, Wetlands
Family JUNCACEAE		
<i>Juncus sp.</i>	Rush	RP, Wetlands
<i>Juncus balticus</i>	Baltic Rush	RP, Wetlands
<i>Juncus effusus</i>	Rush	RP, Wetlands
<i>Lazula parviflora</i>	Hairy Wood Rush	RP, Wetlands
Family LAMIACEAE		
<i>Prunella vulgaris</i>	Self-heal	D, medicinal herb
<i>Stachys sp.</i>	Hedgenettle	RP
Family LIMNANTHACEAE		
<i>Limnanthes douglasii ssp. rosea</i>	Douglas' Meadow Foam	RP, Vernal Pool
Family LILIACEAE		
<i>Allium hyalinum</i>	Wild Onion	RK, bulbs edible, important to Native Americans
<i>Brodiaea elegans</i>	Harvest (Elegant) Brodiaea	GR, RK, bulbs edible, important to Native Americans
<i>Calochortus monophyllus</i>	Cat's Ear Mariposa Lily	GR, OW
<i>Chlorogalum pomeridianum</i>	Wavy-leaf Soap Plant	GR, CH, OW, natural soap bulb, brush from bulb coat, basket coating, important to Native Americans
<i>Dichelostemma capitatum</i> (= <i>D. pulchellum</i>)	Blue Dicks	GR, RK, bulbs edible, important to Native Americans
<i>Dichelostemma volubile</i>	Twining Snake Lily (Brodiaea)	OW, bulbs edible, important to Native Americans
<i>Triteleia hyacinthina</i>	White hyacinth	GR, bulbs edible, important to Native Americans
<i>Triteleia laxa</i>	Ithuriel's Spear (Wally Basket)	GR, OW, bulbs edible, important to Native Americans
Family MALVACEAE		
<i>Malva neglecta</i>	Common Mallow (Cheeseweed)	Alien, D
<i>Sidalcea hartwegii</i>	Hartweg's Sidalcea	RK, GR
Family ONAGRACEAE		
<i>Clarkia affinis</i>	Clarkia	CH, GR
<i>Clarkia amoena</i>	Farewell-to-Spring Clarkia	CH, OW
<i>Clarkia gracilis.</i>	Slender Clarkia	CH, GR
<i>Clarkia purpurea</i>	Winecup Clarkia	GR
<i>Epilobium sp.</i>	Willow Herb	RP
Family PAPAVERACEAE		
<i>Eschscholzia californica</i>	California Poppy	CH
<i>Eschscholzia lobbi</i>	Lobb's Foothill Poppy	RK
Family PINACEAE		
<i>Pinus ponderosa</i>	Ponderosa Pine	CF/OW
<i>Pinus sabiniana</i>	Foothill Gray (Bull, Ghost, Digger) Pine	CF/OW, Seeds are edible
Family PLANTAGINACEAE		
<i>Plantago erecta</i>	Dwarf Plantain	GR
<i>Plantago major</i>	Common Plantain	Alien, RP

SCIENTIFIC NAME	COMMON NAME	FEILD NOTES
Family POACEAE		
<i>Agrostis alba</i>	Redtop Bentgrass	Alien, GR
<i>Aira caryophyllea</i>	Silver European Hairgrass	Alien, GR
<i>Andropogon sp.</i>	Bluestem	RP
<i>Agrostis alba</i>	Redtop Bentgrass	Alien, GR
<i>Aira caryophyllea</i>	Silver European Hairgrass	Alien, GR
<i>Andropogon sp.</i>	Bluestem	RP
<i>Alopecurus saccatus</i>	Foxtail	RP, Vernal Pool , Table Mountain (ID by Botanist Blaine Rogers, 4/27/09)
<i>Avena barbata</i>	Slender Wild Oats	Alien, GR, Cal-IPC weedy annual grass
<i>Avena fatua</i>	Common Wild Oats	Alien, OW, GR, Cal-IPC weedy annual grass
<i>Brachypodium distachyon</i>	False-brome Grass	Alien, GR
<i>Briza minor</i>	Small Quaking Grass	GR
<i>Bromus arenarius</i>	Australian Chess	Alien, GR, OW
<i>Bromus carinatus</i>	California Brome Grass	OW, GR
<i>Bromus diandrus</i>	Ripgut Brome Grass	Alien, GR, Cal-IPC weedy annual grass
<i>Bromus hordeaceus (mollis)</i>	Soft Chess	Alien, RP, Cal-IPC weedy annual grass
<i>Bromus rubens</i>	Red Brome	Alien, GR, Cal-EPPC Noxious Weed A-2
<i>Bromus sterilis</i>	Poverty Brome	Alien, GR
<i>Danthonia californica</i>	California Oatgrass	RP, Vernal Swale
<i>Elymus elymoides</i>	Squirreltail Grass	GR, OW
<i>Elymus trachycaulus</i>	Slender Wheatgrass	GR
<i>Festuca rubra</i>	Red Fescue	GR
<i>Gastridium ventricosum</i>	Nit Grass	GR
<i>Glyceria sp.</i>	Mannagrass	RP, Vernal Pool, Table Mountain
<i>Holcus lanatus</i>	Common Velvet Grass	Alien, GR, Noxious Weed , Cal-EPPC B
<i>Hordeum jubatum</i>	Foxtail Barley	GR
<i>Hordeum leporinum</i>	Hare (Foxtail) Barley	Alien, GR, OW
<i>Lolium multiflorum</i>	Italian Ryegrass	Alien, GR, Cal-IPC weedy annual grass
<i>Lolium perenne</i>	Perennial Ryegrass	Alien, GR
<i>Melica sp.</i>	Onion Grass	GR
<i>Muhlenbergia sp.</i>	Muhly Grass	CH
<i>Panicum capillare</i>	Witchgrass	RP, seasonal streambed
<i>Poa annua</i>	Annual Bluegrass	GR
<i>Poa bulbosa</i>	Bulbous Bluegrass	Alien, GR, RP
<i>Sorghum halepense</i>	Johnson Grass	Alien, D, no longer listed Noxious Weed
<i>Vulpia microstachys</i>	Vulpia Grass	OS, Vernal swale
Family POLEMONIACEAE		
<i>Gilia tricolor ssp. diffusa</i>	Diffuse Bird's-eye Gilia	RK, CH
<i>Linanthus ciliatus</i>	Whisker Brush	GR
<i>Navarretia eriocephala</i>	Hoary Navarretia	GR, RK
Family POLYGALACEAE		
<i>Polygala cornuta</i>	Milkwort	OW
Family POLYGONACEAE		
<i>Chorizanthe sp.</i>	Spineflower	GR
<i>Eriogonum nudum</i>	Nude Buckwheat	CH
<i>Rumex acetosella</i>	Sheep Sorrel	Alien, RP, Wetland
<i>Rumex crispus</i>	Curly Dock	Alien, D, RP, Cal-IPC weedy plant
Family PORTULACACEAE		
<i>Calandrinia ciliata</i>	Red Maids	GR
<i>Claytonia (Montia) parviflora</i>	Linear-leaf Miner's Lettuce	OW, GR
<i>Claytonia (Montia) perfoliata</i>	Miner's Lettuce	OW, RP, edible leaves and stems
Family PRIMULACEAE		

SCIENTIFIC NAME	COMMON NAME	FEILD NOTES
<i>Anagallis arvensis</i>	Scarlet Pimpernel	Alien, GR
Family PTERIDACEAE		
<i>Pentagramma triangularis</i> ssp. <i>triangularis</i> (=Pityrogramma t.)	Goldenback Fern	CH
Family RANUNCULACEAE		
<i>Clematis ligusticifolia</i>	Virgin's Bower Vine	CH
<i>Ranunculus californicus</i>	California Buttercup	RP, Wetland
<i>Ranunculus cymbalaria</i> var. <i>saximontanus</i>	Buttercup	RP, Wetland, Vernal Pool
<i>Ranunculus occidentalis</i>	Western Buttercup	OW, Wetland, Vernal Pool
Family RHAMNACEAE		
<i>Ceanothus cuneatus</i>	Buckbrush (Wedge-leaf) Ceanothus	OW, GR, Native American basketry shoots
<i>Rhamnus tomentella</i>	Hoary Chaparral Coffeeberry	CH
<i>Rhamnus ilicifolia</i>	Holly-leaf Redberry	OW
Family ROSACEAE		
<i>Heteromeles arbutifolia</i>	Toyon, Christmas-berry	CH, OW
<i>Potentilla</i> sp.	Cinquefoil	Wetlands
<i>Rosa californica</i>	California Wild Rose	RP, higher areas near wetlands
Family RUBIACEAE		
<i>Galium aparine</i> .	Goose Grass Bedstraw	Alien, OW
<i>Galium parisiense</i>	Wall Bedstraw	Alien, OW
Family SALICACEAE		
<i>Populus fremontii</i>	Fremont's Cottonwood	RP
Family SAXIFRAGACEAE		
<i>Lithophragma bolanderi</i>	Bolander's Woodland Star	OW
Family SCROPHULARIACEAE		
Castillejs applegatei	Applegate's Indian Paintbrush	CH
Castilleja lineariloba	Pallid Owl Cover	GR
Collinsia heterophylla	Chinese Houses	OW
Mimulus aurantiacus	Orange (Sticky) Bush Monkeyflower	CH
Mimulus guttatus	Seep-spring Monkeyflower	RP
Triphysaria eriantha	Butter and Eggs Owl Clover (Johnny-Tucks)	GR
Verbascum thapsis	Woolly Mullein	Alien, D, Noxious Weed , Cal-EPPC B
Family SELAGINELLACEAE		
<i>Selaginella hansenii</i>	Resurrection Plant (Spike Moss)	RK
Family VALERIANACEAE		
<i>Plectritis macrocera</i>	Spurred Plectritis	CH
Family VIOLACEAE		
<i>Viola glabella</i>	Stream Violet	GR
<i>Viola purpurea</i>	Mountain Violet	OW
Family VISCACEAE		
<i>Arceuthobium occidentale</i>	Foothill-Pine Dwarf Mistletoe	CF/OW, parasite
<i>Phoradendron villosum</i>	Oak Mistletoe	OW, partial parasite.
Family VITACEAE		
<i>Vitis californica</i>	California Wild Grape	RP

TABLE B
WILDLIFE OBSERVED At McRAE Ranch
 by Biologists Robin Wood
 April 30, 2009

ANIMALS

SCIENTIFIC NAME	COMMON NAME	FEILD NOTES
MAMMALS		
<i>Canis Latrans</i>	Coyote	CH, scat with manzanita berries
<i>Lynx rufus</i>	Bobcat	GR, scat with small mammal bones
<i>Mephitis mephitis</i>	Striped Skunk	RP, tracks near waters edge
<i>Microtus sp.</i>	Meadow Vole	GR, dirt runs
<i>Odocoileus hemionus ssp. columbianus</i>	Black-Tailed Mule Deer	OW, RP, tracks and lay downs.
<i>Procyon lotor</i>	Raccoon	RP, tracks
<i>Sciurus griseus</i>	Western Gray Squirrel	OW, seen in blue oak and foothill gray pine trees
<i>Spermophilus beecheyi</i>	California Ground Squirrel	OW, GR, burrows
<i>Urocyon cinereoargenteus</i>	Gray Fox	RP, tracks
BIRDS		
SCIENTIFIC NAME	COMMON NAME	FEILD NOTES
<i>Accipiter cooperii</i>	Cooper's Hawk	OW, RP, California Species of Concern , protected under the Migratory Bird Treaty Act , Heard along Peppermint Creek during nesting season
<i>Agelaius phoeniceus</i>	Red-winged Blackbird	RP, protected under the Migratory Bird Treaty Act , on CA Wild Roses near wetland
<i>Aphelocoma californica</i>	Western Scrub Jay	OW, protected under the Migratory Bird Treaty Act , important for reforestation in burying acorns
<i>Baeolophus (Parus) inornatus</i>	Oak (= Plain) Titmouse	OW, CA Special Animals List , protected under the Migratory Bird Treaty Act , seen in live oak during nesting season
<i>Bubo virginianus</i>	Great-horned Owl	OW, RK, protected under the Migratory Bird Treaty Act , feathers seen under oak
<i>Buteo jamacensis</i>	Red-tailed Hawk	GR, OS, OW, protected under the Migratory Bird Treaty Act , pair in Valley Oaks near Peppermint Creek
<i>Callipepla californica</i>	California Quail	OW, CH, heard
<i>Calypte anna</i>	Anna's Hummingbird	OW, protected under Migratory Bird Treaty Act
<i>Carduelis psaltria</i>	Lesser Goldfinch	GR, OW, protected under the Migratory Bird Treaty Act , heavy use in riparian area
<i>Cathartes aura</i>	Turkey Vulture	Ch, RK, protected under the Migratory Bird Treaty Act , 3 seen at one time
<i>Colaptes auratus</i>	Northern (= Red-shafted) Flicker	OW, protected under the Migratory Bird Treaty Act , observed in oaks
<i>Corvus brachyrhynchos</i>	American Crow	OS, GR, protected under the Migratory Bird Treaty Act
<i>Dendroica coronata</i>	Yellow-rumped Warbler	OW, RP, protected under the Migratory Bird Treaty Act ,
<i>Euphagus cyanocephalus</i>	Brewer's Blackbird	GR, OW, protected under the Migratory Bird Treaty Act , group gathered in foothill gray pines
<i>Falco sparverius</i>	American Kestrel	GR, protected under the Migratory Bird Treaty Act
<i>Hirundo rustica</i>	Barn Swallow	OW, protected under the Migratory Bird Treaty Act

SCIENTIFIC NAME	COMMON NAME	FEILD NOTES
<i>Junco hyemalis</i>	Dark-eyed (Oregon) Junco	OW, protected under the Migratory Bird Treaty Act
<i>Melanerpes formicivorus</i>	Acorn Woodpecker	OW, RK, protected under the Migratory Bird Treaty Act , several cache trees, nest cavities snags
<i>Pheucticus melanocephalus</i>	Black-headed Grosbeak	OW, protected under Migratory Bird Treaty Act
<i>Pipilo erythrophthalmus (maculatus)</i>	Spotted (= Rufous-sided) Towhee	OW, protected under the Migratory Bird Treaty Act , using shrub species
<i>Pipilo fuscus (crissalis)</i>	Brown (= California) Towhee	OW, protected under the Migratory Bird Treaty Act , using shrub species
<i>Sitta carolinensis</i>	White-breasted Nuthatch	OW, protected under the Migratory Bird Treaty Act , found on larger oak and pines
<i>Sturnella neglecta</i>	Western Meadowlark	GR, protected under the Migratory Bird Treaty Act , pair
<i>Sturnus vulgaris</i>	European Starling	D, introduced
<i>Tachycineta bicolor</i>	Tree Swallow	OW, protected under the Migratory Bird Treaty Act
<i>Turdus migratorius</i>	American Robin	OW, protected under Migratory Bird Treaty Act
<i>Tyrannus verticalis</i>	Western Kingbird	GR, RP, protected under the Migratory Bird Treaty Act , seen on fence post
<i>Zenaidura macroura</i>	Mourning Dove	OW, RP, protected under the Migratory Bird Treaty Act , heard
<i>Zonotrichia leucophrys</i>	White-crowned Sparrow	GR, OW, protected under the Migratory Bird Treaty Act , heard & seen
REPTILES		
<i>Eumeces gilberti</i>	Gilbert's Skink	OW
<i>Sceloporus occidentalis</i>	Western Fence Lizard	CH
AMPHIBIANS		
<i>Hyla (=Pseudacris) regilla</i>	Pacific Tree (Chorus) Frog	OW, RP, heard in riparian creek area, seen in vernal pool
INVERTEBRATES		
INSECTS		
<i>Andricus californicus</i>	California Oak Gall Wasp	OW, oak-apple on blue oak twigs
<i>Argia vivida</i>	Vivid Dancer Damselfly	RP
<i>Coccinella novemnotata franciscana</i>	Ladybug	OW
<i>Cynipida sp.</i>	Urchin Gall Wasp	OW, red urchin stars on blue oak leaves
<i>Tropisternus sp.</i>	Water Beetle	RP, Vernal Pool, Table Mountain
<i>Pieris protodice</i>	Cabbage White	GR

KEY TO FIELD NOTES:

OW = Oak Woodland GR = Grasslands
OS = Oak Savannah CH = Chaparral
RP = Riparian/wetland CF = Conifer Forest
RK = Rock outcroppings D = Developed areas

WEED STATUS KEY:

Cal-EPPC = CA Exotic Pest Plant Council list of 1999
CDFA = CA Dept. Food & Agriculture list of 2005
Cal-IPC = CA Invasive Plant Council list of 2006

STATUS KEY:

Federal: E = Endangered, Federal Endangered Species Act.
T = Threatened, Federal Endangered Species Act.

PE = Proposed Endangered, Federal Endangered Species Act.
PT = Proposed Threatened, Federal Endangered Species Act.
FPD = Federal proposed Delisted, Federal Endangered Species Act.
FC = Candidate for listing, enough data is on file to support federal listing under Federal Endangered Species Act.
RC = Recommended for Candidate, Endangered Species Act.
FSC = US Fish and Wildlife Service (USFWS), Formerly Species of Concern.
FSS = US Forest Service, Sensitive Species.
BLM-SS = US Bureau of Land Management, Sensitive Species.
MBTA = Birds protected under Migratory Bird Treaty Act.
MNBMC = US Fish and Wildlife Service (USFWS) Migratory Non-game Birds of Management Concern.

State: **E =** Endangered, State Endangered Species Act.
T = Threatened, State Endangered Species Act.
R = Rare, State Endangered Species Act.
SA = California Natural Diversity Database special animal (May include Taxa considered endangered or rare under Section 15380(d) of CEQA guidelines; Taxa that are biologically rare, very restricted in distribution or declining throughout their range; Population(s) in California that may be peripheral to the major portion of a taxon's range, but which are threatened with extirpation in California; Taxa closely associated with habitat that is declining in California --for example, wetlands, riparian, old growth forest, desert aquatic systems, native grasslands); may apply to species at specific stages--for example, wintering, rookery, breeding, nesting.
SP = California Natural Diversity Database special plant.
CSC = California Department of Fish and Game Species of Special Concern (may address species at particular stage--for example, wintering, rookery, breeding, nesting).
CDF-SS = California Department of Forestry and Fire Protection, Sensitive Species.
CFPS = California Department of Fish and Game fully protected species, as described in Section 4700 of Chapter 8, Section 5050 of Chapter 2, Division 6, Chapter 1, Section 5515 of the California Fish and Game Code.

Other: **Audubon CA WL=** Audubon Society Watch List for California declining bird species.
Audubon Blue List= Audubon Society Watch List for Nationwide declining bird species.
CNPS = California Native Plant Society.
CNPS 1A = Plants presumed extinct in California.
CNPS 1B = Plants rare and endangered in California and elsewhere.
CNPS 2 = Plants rare, threatened or endangered in California, but more common elsewhere.
CNPS 3 = Plants which may be rare or threatened, but need further scientific study.
CNPS 4 = Uncommon plants of limited distribution, a watch list.
IUCN (Code) = World Conservation Union, governments of 181 countries and non-government agencies imperiled species codes.
PIF Watch List= Partners In Flight, a coalition of Federal agencies, State agencies and private organizations in the western hemisphere, Watch List for declining or threatened birds.
WBWG:High Priority= Western Bat Working Group comprised of Federal agencies, State agencies, organizations and scientists in bat research, management and conservation, imperiled bat species list.

Aerial Photos of the Ratto Ranch- Table Mountain is seen at the top of the photo. Wetlands are below the ranch buildings. Lower photo enlarges ranch building area.

